



Staff Report PC16-033-DP

Maple Grove Lot 2 (Payless Liquors)– Development Plan

Docket PC16-033-DP Maple Grove Lot 2 (Payless Liquors) Development Plan- The petitioner is requesting approval of a Development Plan to be known as Maple Grove Lot 2. The subject property is currently zoned GB and is approximately 1.86 acres. This property is located in the Maple Grove Commercial Subdivision along Whitestown Parkway and Grove Pass. The petitioner is Innovative Engineering & Consulting, Inc. and the property owner is KLC Realty, LLC.



Site Location

- The property is located on Lot 2 within the Maple Grove Commercial Subdivision.
- Access is located off Grove Pass that runs parallel with Whitestown Parkway. Additional Right-In/Right-Out access is provided along Whitestown Parkway. A traffic study has been conducted for accurate and functional design.

Area History

- The Maple Grove Commercial Subdivision was rezoned in 2007 under the Boone County Area Plan Commission (Ord #2007-06). The Area Plan Commission GB description differs from the newly updated Whitestown UDO.
- The WPC Approved text amendments to update the GB language and permitted uses to reflect the updated Whitestown UDO at their 6/13/2016 meeting (Docket#PC16-010-TA).
- The WPC tabled the concept plan and requested the petitioner meet with the adjacent neighbors/property owners at the 10/17/2016 meeting.
- Plan Commission required petitioner to hold special public meeting to address any nearby property owners' concerns. This meeting was held November 2nd in the Whitestown Municipal Complex Public Hall.
 - Conversations from the meeting with the public include: Safety, Proximity to schools, Proximity to existing access to liquor, Property Taxes, Value of Homes, Increase of Traffic- a traffic consultant is researching the effects and possibility of closing access to Grove Pass from Maple Grove Blvd as noted in this meeting.
- The WPC approved the Concept Plan at their 11/14/2016 meeting.

Proposed Development

Lot 2 of the Maple Grove subdivision is proposing a commercial development along Grove Pass, just west of Maple Grove Boulevard and Whitestown Parkway. The proposed project is to prepare the site for a commercial building that will include a retail liquor store and other undetermined tenants.

The liquor store tenant is projected to be open from 9am to 10pm, Monday- Saturday. The business is projected to employ ten individuals.

A traffic study was conducted per staff's recommendation to show expected traffic flows to and from the curb cuts off Whitestown Parkway in relation to existing roadways off Whitestown Parkway.

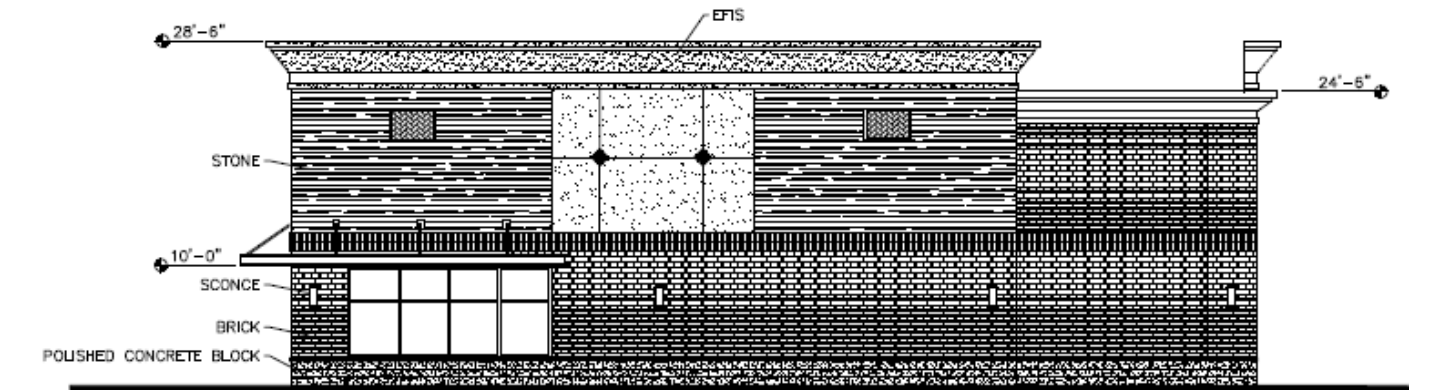
Below is a conceptual elevation drawing for the commercial building:



NORTH ELEVATION



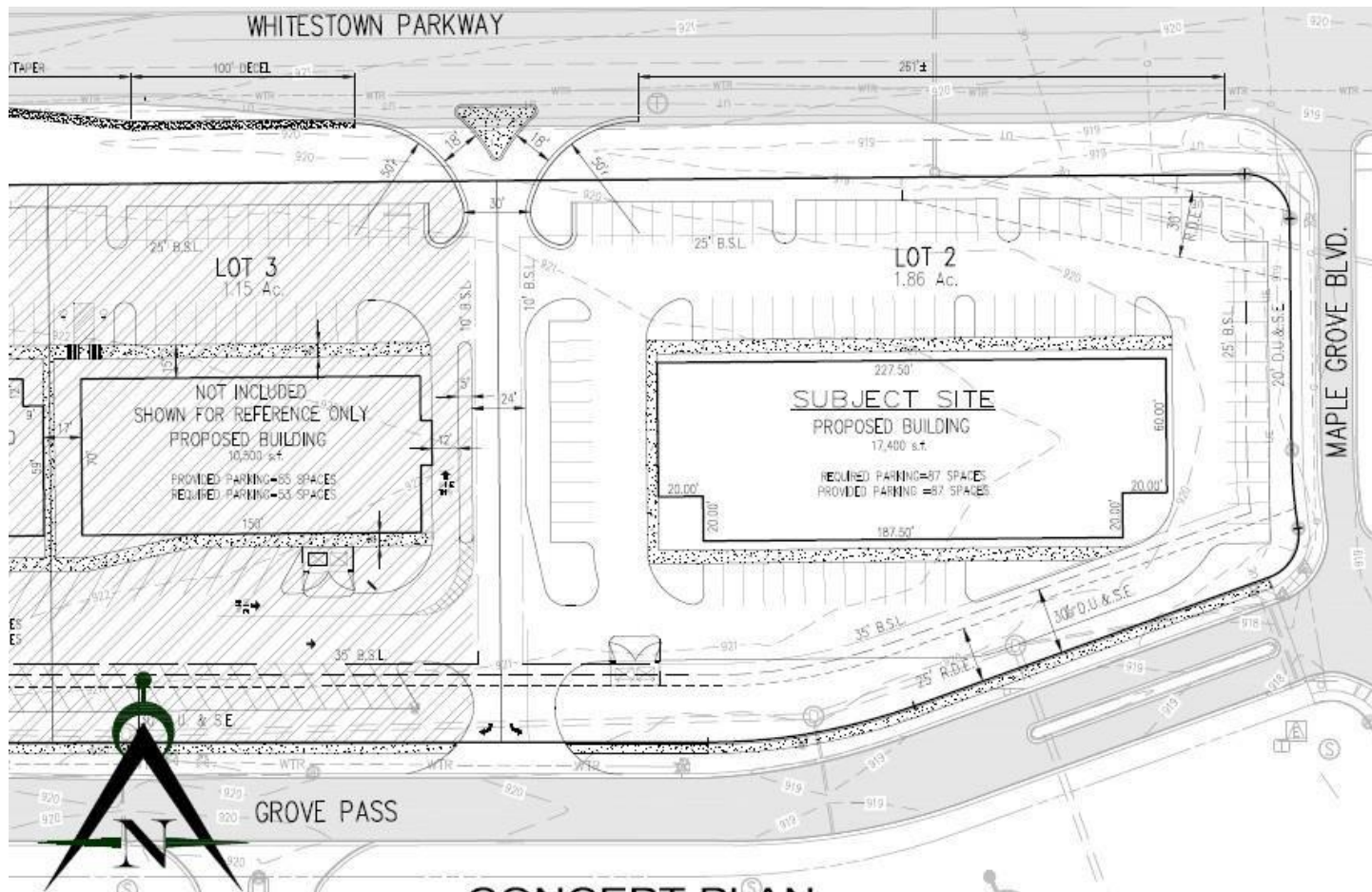
SOUTH ELEVATION



WEST ELEVATION

1/8"=1'-0"

The site plan is shown below:



Compliance

The proposed project is designated and zoned to be GB General Business. This district would be used for most types of business and service uses. Development in this district requires connection to public water and public sewers and Development Plan approval.

Lighting Requirements:

All lighting is to be down-lit or shielded to eliminate light trespass and glare from the lot line.

Landscaping Requirements:

Per the Plan Commission recommendation at the concept plan approval, additional landscaping outside the minimum requirement was to be added. The tables below are what is required and what is provided.

LANDSCAPE & BUFFERYARD REQUIREMENT

LOCATION	LENGTH	LEVEL	BUFFER WIDTH	NEEDED	PROVIDED
NORTH	--	--	--	--	--
SOUTH	382'	G	15'	3 CANOPY TREES 4 UNDERSTORY TREES 17 SHRUBS PER 100 LF	12 CANOPY TREES 16 UNDERSTORY TREES 65 SHRUBS
EAST	138'	D	10'	2 CANOPY TREES 4 UNDERSTORY TREES 6.5 SHRUBS PER 100 LF	3 CANOPY TREES 6 UNDERSTORY TREES 9 SHRUBS
WEST	--	--	--	--	--

PARKING LOT- PERIMETER BUFFERYARD

LOCATION	LENGTH	LEVEL	BUFFER WIDTH	NEEDED	PROVIDED
NORTH	291'	C	33'	1 UNDERSTORY TREES, 1 SHRUBS PER 100 LF	3 UNDERSTORY TREES, 3 SHRUBS
SOUTH	--	--	--	--	--
EAST	141'	C	10'	1 CANOPY TREES 2 UNDERSTORY TREES 3 SHRUBS PER 100 LF	2 CANOPY TREES 3 UNDERSTORY TREES 5 SHRUBS
WEST	--	--	--	--	--

Staff Recommendation

Staff recommends that the WPC approve the Development Plan known as Maple Grove Lot 2 with the following commitments:

- 1) Restrict the following uses for future tenants: Tobacco/Vapor/Smoke Shop, Sexual oriented business
- 2) Limit illuminated signage to front façade only (Whitestown Parkway)